

SAINT MARK'S

EPISCOPAL CATHEDRAL

2030 PLAN



Saint Mark's

CONSTRUCTION

CONSTRUCTION

MATERIAL  
LAYDOWN

SITE  
TRAILERS



# HISTORY OF CAMPUS PLANNING AT ST. MARK'S

- 1989      A Site Plan for St. Mark's: Master Plan Alternatives
- 1990      Century II: A Cathedral for the Northwest
- 2006      Long Range Facilities Program Plan  
(Barrientos report)
- 2017      2030 Plan



# MISSION AND MINISTRY PRIORITIES

## **Saint Mark's Episcopal Cathedral Strives to be:**

- A house of prayer for all people, where we worship God and proclaim the reconciling Gospel of Jesus Christ
- A loving, welcoming, inclusive community that nurtures faith, encourages service, and integrates social and environmental justice into our lives
- A sacred gathering place for the Diocese of Olympia and the broader community in times of crisis, sorrow, and celebration



## MINISTRY PRIORITIES FOR 2030

- Expand and develop ministries for younger people
- Expand the ministry of the Choir School
- Focus the justice ministries, and continue to live into “Renewing Our Covenant: A Statement of Commitment and Action”



# MINISTRY PRIORITIES FOR 2030

- Develop the faith formation ministries to better serve the broader community
- Increase diocese-wide cathedral activities
- Increase emphasis on stewardship, including planned giving and major gifts
- Finish the Nave construction project and address deferred maintenance at St. Nicholas and Leffler House
- Prepare St. Nicholas for use as a Cathedral parish life and ministry center





# CRITERIA FOR MAKING DECISIONS

- Decisions should advance our Mission and Ministry priorities
- Projects should integrate rather than further fragment the campus
- Stewardship of current buildings should take priority over acquiring or constructing new buildings
- Given limited resources, the cathedral building itself should take first priority and the St. Nicholas Building second priority
- Try to retain all current property (not sell it off)
- Be always mindful of parking considerations
- Be always mindful of sustainability and accessibility

# REPORTS FROM PROFESSIONALS



MARX | OKUBO

- Property Assessment

SPECTRUM DEVELOPMENT SOLUTIONS

- Campus Development Study

transpogroup 

- Parking and Traffic Circulation Study





# MARX | OKUBO – PROPERTY ASSESSMENT

- St. Nicholas Building - \$3 million deferred maintenance
  - New roof and gutters
  - New boiler/HVAC system
  - Seismic retrofitting (URM building)
  - ADA improvements (ramps, bathrooms, elevator)
- Leffler House also has deferred maintenance needs
  - Solarium must be replaced
  - Decks and stairs must be replaced
  - Roof/paint (not urgent, but within 10-15 years)

# CAMPUS DEVELOPMENT REPORT

- St. Mark's is in single family residential zone; lots required to be 5,000 sq. ft. each
- We could sell Leffler House property to a developer—create 4 or 5 lots, for about \$2 million
- We could work with a development partner to build “workforce housing”— 80 studio apartments, 400 sq. ft. each, renting for \$1400/month; annual cash flow to St. Mark's = \$200,000
  - Would require zoning change
  - Parking?
  - Loss of control over much of campus

## PARKING AND TRAFFIC STUDY

- Close front driveway to cars—pedestrians only
- 2-way entry and exit driveways
- Drop-off/turnaround at SE corner of Nave
- Create accessible parking stalls near elevator, Leffler House, etc.
- Recommendations for paid parking management (weekdays only, south lot)

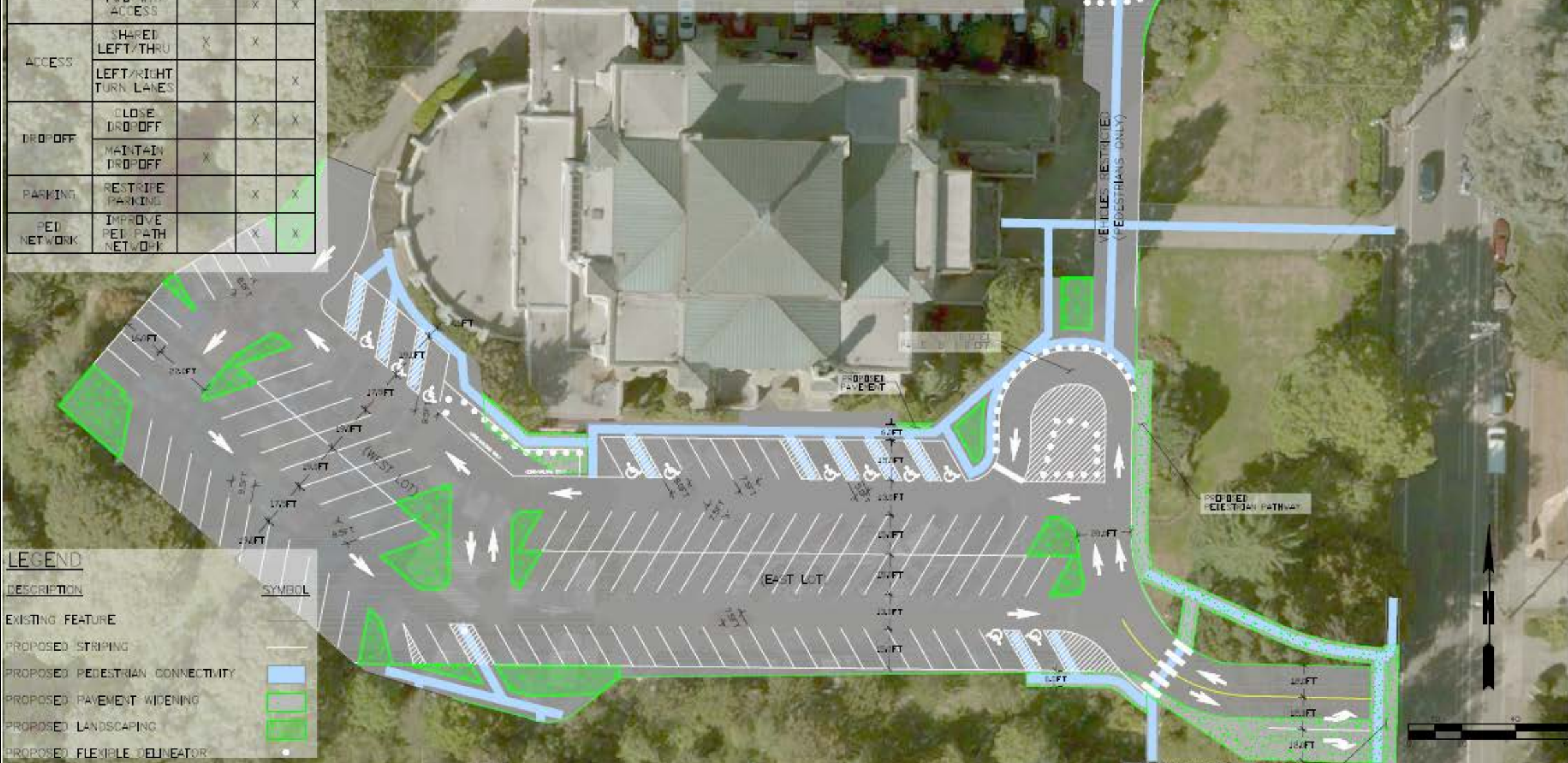


IMPROVEMENT DESCRIPTION			
PROJECT ELEMENTS	EXISTING	ALTERNATIVE A	
		A1.1	A1.2
ACCESS	ONE-WAY ACCESS	X	
	TWO-WAY ACCESS		X
ACCESS	SHARED LEFT/THRU	X	X
	LEFT/RIGHT TURN LANES		X
DROPOFF	CLOSE DROPOFF	X	X
	MAINTAIN DROPOFF	X	
PARKING	RESTRIPE PARKING	X	X
PED NETWORK	IMPROVE PED PATH NETWORK	X	X

PARKING TOTALS*		
EXISTING STALL COUNT	PROPOSED STALL COUNT	NET DIFFERENCE
110	125	+15

\*PARKING TOTALS ARE APPROXIMATE AND WILL CHANGE DURING DESIGN.

ESTIMATED ROM CONSTRUCTION COST<sup>1</sup> = \$360,000 - \$500,000  
<sup>1</sup>ROM CONSTRUCTION COSTS ARE BASED ON CONCEPTUAL LAYOUTS AND WILL CHANGE DURING DESIGN. THE FOLLOWING COSTS ARE NOT INCLUDED IN THIS ESTIMATE: ENGINEERING FEES, TOPOGRAPHIC SURVEY, DRAINAGE IMPROVEMENTS, PERMITTING FEES, CONSTRUCTION INSPECTION, AND ENVIRONMENTAL ABATEMENT.



LEGEND	SYMBOL
EXISTING FEATURE	
PROPOSED STRIPING	
PROPOSED PEDESTRIAN CONNECTIVITY	
PROPOSED PAVEMENT WIDENING	
PROPOSED LANDSCAPING	
PROPOSED FLEXIBLE DELINEATOR	

WEST DRIVEWAY DIMENSIONS NOT MEET CITY OF SEATTLE CODE REQUIREMENTS



# TOP PRIORITY PROJECTS AND RECOMMENDATIONS

Two Projects that don't require major facilities \$

- Create temporary housing on St. Mark's campus for those in need (undocumented immigrants needing sanctuary; newly arrived refugees; the homeless)
- Expand the Choir School offerings and attendance
  - Utilize the mezzanine rooms in the St. Nicholas Building on weekdays, and Skinner Auditorium as needed





# TOP PRIORITY FACILITIES PROJECTS

1. Renovation of the Cathedral Nave
2. Repair of the St. Nicholas Building
3. Develop the St. Nicholas property as a parish life and ministry center
4. Address deferred maintenance needs at Leffler House
5. Improve the parking lot and grounds
6. Build a new narthex or create another “social gathering area,” possibly in a new structure that would connect the north wall of the cathedral with St. Nicholas





# TIMELINE FOR FACILITIES PROJECTS

- 2017 Finish current Nave construction project
- 2017 Rebuild solarium at Leffler House (\$50,000?)  
Clean roofs of Carriage House/Leffler House (\$1,000)
- 2018-19 Replace boiler in St. Nicholas; install individual radiator thermostats (\$100,000-150,000)  
Conduct seismic assessment for St. Nicholas (\$60,000)  
Repave and reconfigure parking lot and driveways at St. Mark's (\$400,000)  
Replace decks and stairs at Leffler House (\$30,000)



## TIMELINE (CONTINUED)

- 2020-25 New roof and gutters for St. Nicholas (\$500,000)

Finish the interior of the cathedral: new wainscoting, cathedral chairs, etc. (\$1 million)

Replace boiler in the Cathedral; install radiant floor heating (\$2 million)



# TIMELINE (CONTINUED)

- 2023-30 Do seismic work and address accessibility at St. Nicholas and beyond (\$3 million)

Renovate St. Nicholas to accommodate St. Mark's uses (office space, Noel House in basement)

Consider building a new connecting structure between cathedral and St. Nicholas or creating a larger narthex



QUESTIONS ?

COMMENTS ?